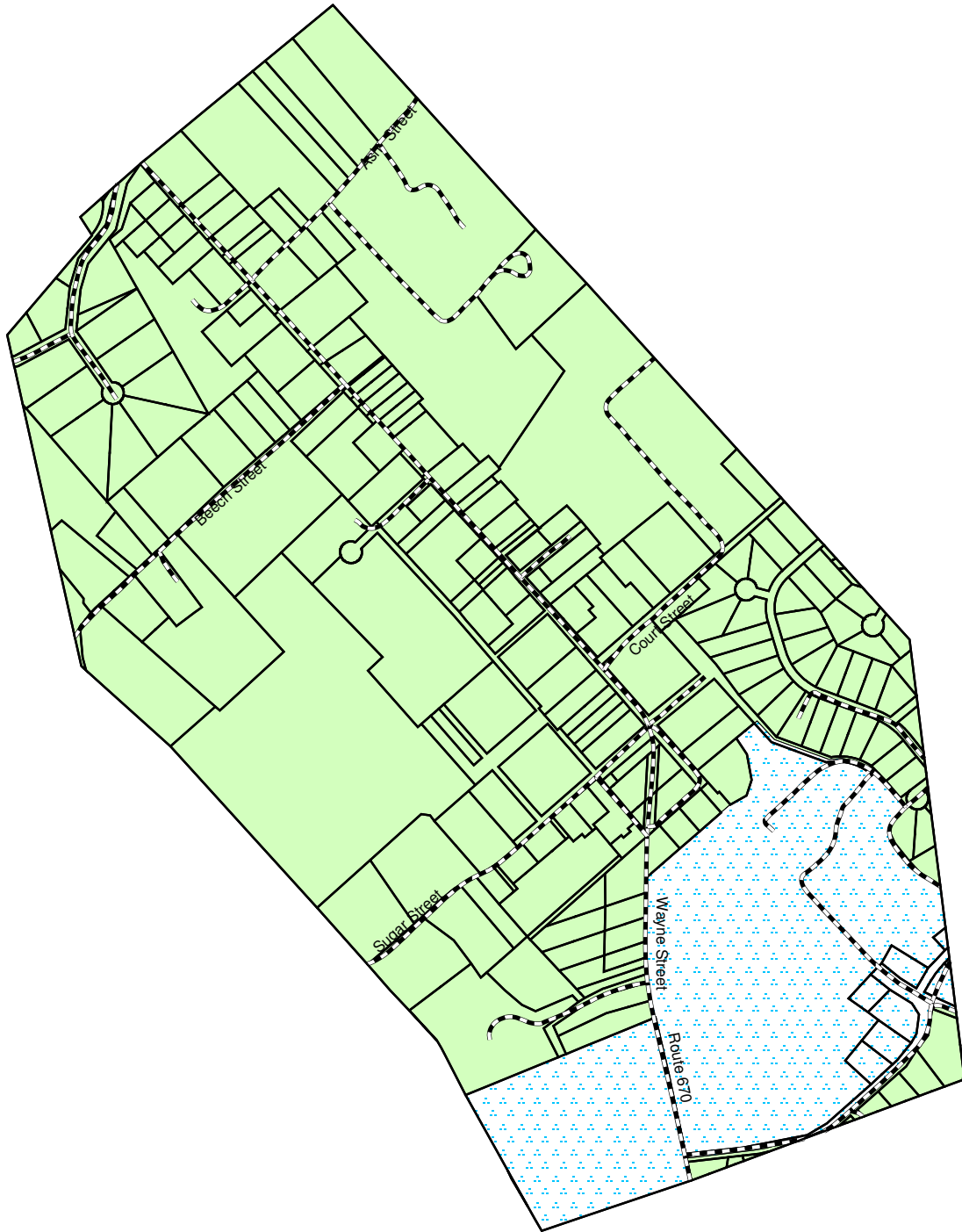


Bethany Borough Zoning Map



Legend

- Residential District
- Special District
- Parcel Lines
- Roads

0 260 520 1,040 1,560 2,080 Feet

N



Bethany Borough Zoning Map - 2005

Bethany Borough
Wayne County, Pennsylvania

Adopted by Bethany Borough Council on _____

Attest:

Parcel line data obtained from Wayne County Assessment Office

Prepared by Wayne County Department of Planning

ITEM 9 - Amend the R District and S District Schedule of District Regulations to read as follows:

SCHEDULE OF DISTRICT REGULATIONS	
R - RESIDENTIAL DISTRICT	S - SPECIAL DISTRICT
A district of low density single-family and two-family homes to preserve the sense of open space as it exists in this area of the Borough.	A district where, in addition to the types of uses in the R District, higher density housing and commercial and manufacturing uses are allowed.
PRINCIPAL PERMITTED USES <u>(Zoning Officer)</u> <ul style="list-style-type: none"> - Borough facilities and uses - Crop production - Forestry enterprises - Single-family detached dwellings excluding mobile homes 	PRINCIPAL PERMITTED USES <u>(Zoning Officer)</u> <ul style="list-style-type: none"> - Borough facilities and uses - Crop production - Forestry enterprises - Single-family detached dwellings including mobile homes
ACCESSORY USES <u>(Zoning Officer)</u> <ul style="list-style-type: none"> - Fences - Home gardens and home nurseries - Home greenhouses - Home occupations - Private garages, carports, sheds - Private swimming pools - Satellite dish antennae - Yard sales 	ACCESSORY USES <u>(Zoning Officer)</u> <ul style="list-style-type: none"> - Fences - Home gardens and home nurseries - Home greenhouses - Home occupations - Private garages, carports, sheds - Private swimming pools - Satellite dish antennae - Yard sales
CONDITIONAL USES <u>(Planning Commission /Borough Council)</u> <ul style="list-style-type: none"> - Boarding and tourist homes - Churches and other places of worship - Professional services - Stables, private - Two-family dwellings 	CONDITIONAL USES <u>(Planning Commission /Borough Council)</u> <ul style="list-style-type: none"> - All conditional uses in the Residential District - Cluster development - Commercial communication device sites - Commercial uses - Livestock operations - Manufacturing uses - Mobile home parks - Multi-family dwellings - Public/semi-public uses - Stables, private

DEVELOPMENT STANDARDS FOR R DISTRICT AND S DISTRICT		
Type of water supply and sewage disposal • • • • •	central sewer	all others
minimum lot size (acres)	0.5	1
minimum average lot width (feet)	100	150
minimum front yard (feet)	35	40
minimum side yard and minimum rear yard (feet)	15	25
maximum building height (feet)	50	50
maximum lot coverage (percent)	30	50